

STAFF REPORT: 8-14-2019 MEETING
APPLICATION NUMBER: 19-6388
ADDRESS: 874 CHICAGO
HISTORIC DISTRICT: BOSTON EDISON
APPLICANT: YVONNE SEBREE
DATE OF STAFF VISIT: 8/14/2019

PREPARED BY: J. ROSS

PROPOSAL

The dwelling at 874 Chicago is a two-story, Tudor Revival single-family dwelling that was erected ca. 1920. The building's exterior walls are clad with brick and stucco with false half-timbering detailing. The home is front gabled with intersecting side-gabled and flat-roofed wings. The building's front elevation displays a partial-width, gabled-roof entry porch. An historic-age, 1 ½-story carriage house/garage is located to the rear of the home.



The applicant attended the 7-10-2019 meeting with a proposal to install vinyl windows at the rear/carriage house and to replace existing deteriorated concrete walkways at the front and side yards with new concrete. After a review of the submitted materials, the Commission approved the vinyl window installation, the replacement of sidewalk within the public right-way, and the replacement of an existing 3'-0"-wide concrete walkway at the front and side yard with a new 5'-0"-wide concrete walkway (with the condition that the applicant supply staff a dimensioned site plan of showing the proposed conditions). The applicant did mention that she had a desire to widen the existing 3'-0"-wide concrete walkway at the front and side yard to 8'-0", but the Commission noted that she would need to submit a separate application for this work item, to include a dimensioned site plan.

With the current submission, the applicant is seeking the Commission's approval to widen the existing 3'-0" wide front and side yard walkway and the existing 9'-0"-wide concrete slab at the west side entrance to accommodate a new driveway and parking pad. Specifically, as per the attached site plan and photos, the project includes the following:

- Remove the current 3'-0"-wide walkway and install a new 8'-6"-wide concrete driveway
- Install a new 8'-6"-wide concrete curbcut and driveway approach
- At the west side entrance, behind the gate, replace the existing 9'-0" wide concrete slab-area and replace with a new 11'-0" wide slab (height dimensions not included)

The applicant also proposes to replace the existing concrete walkways at the rear yard with new concrete walkways in the same location and same dimension.

STAFF OBSERVATIONS

Of the twelve parcels on the north side of the 800 block of Chicago Ave, nine have concrete driveways which lead from the street to the rear yard.

APPLICABLE ELEMENTS OF DESIGN

(7) *Relationship of materials.* The majority of houses are faced with brick, while many are partially or totally stucco. There are some stone buildings, sometimes combined with stucco; clapboard is rare, and is extremely rare as the sole material. Roofing includes slate, tile and asphalt shingles. Wood shingle roofs were once common and have generally been replaced with asphalt. Wood shake does not exist and there is no known evidence that it was ever used in the district. Stone trim is common. Wood is almost universally used for window frames and other functional trim and is used in many examples for all trim.

(8) *Relationship of textures.* The most common relationship of textures in the district is that of a low-relief pattern of mortar joints in brick contrasted with the smooth surface of wood or stone trim. There are a few houses with rough or rusticated stone surfaces. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces, is not unusual. Tile, slate, or wood shingle roofs have particular textural values where they exist. Asphalt shingles generally have little textural interest, even in those types which purport to imitate some other variety.

(9) *Relationship of colors.* Natural brick colors (such as red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or

concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural colors (tile and slate colors, natural and stained wood colors), and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from classical precedents, particularly those of Neo-Georgian style, generally have woodwork painted white, cream, or in the range of those colors including "putty"; doors and shutters are frequently dark green or black. Colors known to have been in use on similar buildings of this style in the eighteenth or early twentieth centuries may be considered for appropriateness. Buildings of medieval inspiration (notably neo-Tudor) generally have painted woodwork and window frames of a dark brown or cream color. Half timbering is almost always stained dark brown. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses.

- (10) *Relationship of architectural details.* Architectural details generally relate to style. Neo-Georgian buildings display classic details, mostly in wood, and sometimes in stone. Porches, shutters, window frames, cornices, and dormer windows are commonly, although not always, treated. Details on "Mediterranean" style or vernacular buildings including arched windows, door openings, and porches, are often done in stone, brick, tile, and sometimes in stucco. Buildings of medieval inspiration tend to have details in the form of carved wood or carved stone ornaments on window frames, door frames, and eaves. In general, the various styles are rich in architectural details.

RECOMMENDATION

It is staff's opinion that the work as proposed will not result in the removal of historic materials or alteration of features or spaces that characterize the property. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the project because it meets the Secretary of the Interior's Standards for Rehabilitation, standard number 2). *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided*











874
Chicago
Blvd

Walkway
Remain
the same
to Alley

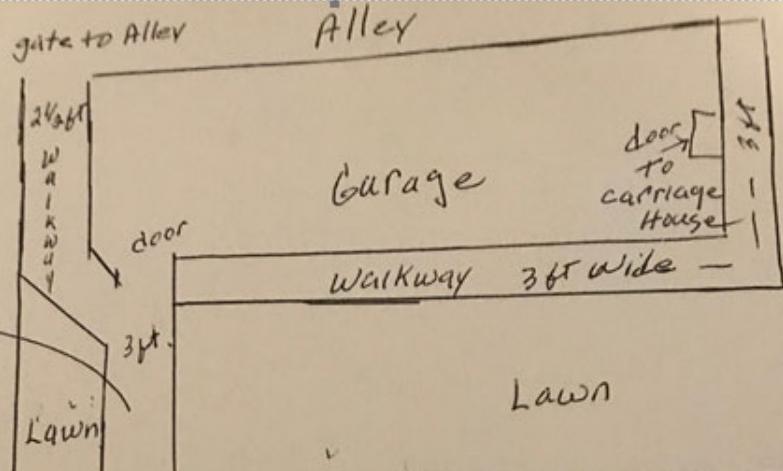
9ft of
existing
concrete
with 2
add'l ft
will complete
the drive
way

2ft of lawn
(R) 3ft walkway
(d) + 3 1/2 ft lawn (L)

totals a proposed 8 1/2 ft
driveway

8 1/2 ft
curb cut

New driveway to start
off curb 8 1/2 ft wide



11 ft from side
of house to
property line

Sidedoor

House

Lawn

Side Walk

Curb ↑ 18" ↓

Street

Scaled
TO 5 ft

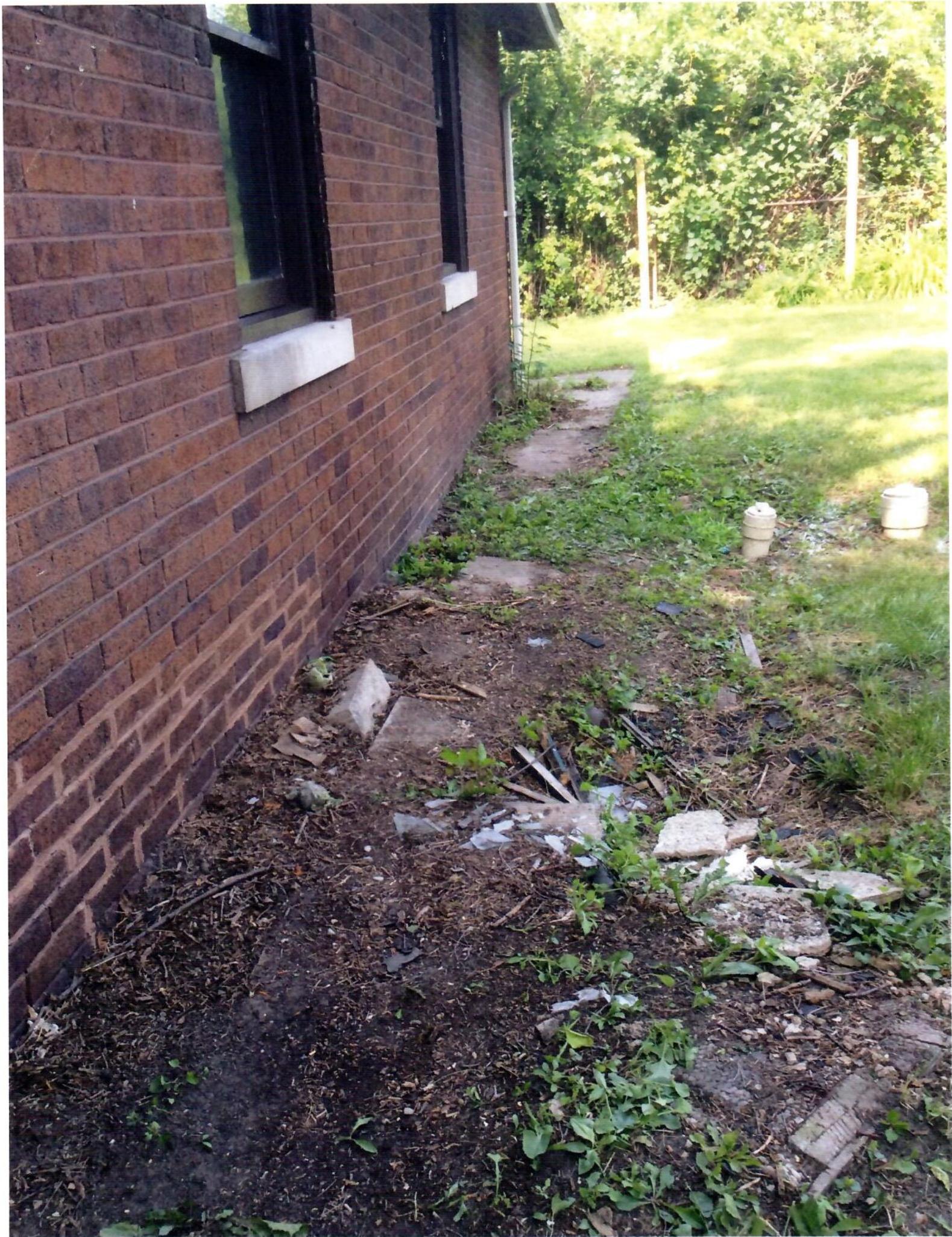
Scaled
TO 7 ft

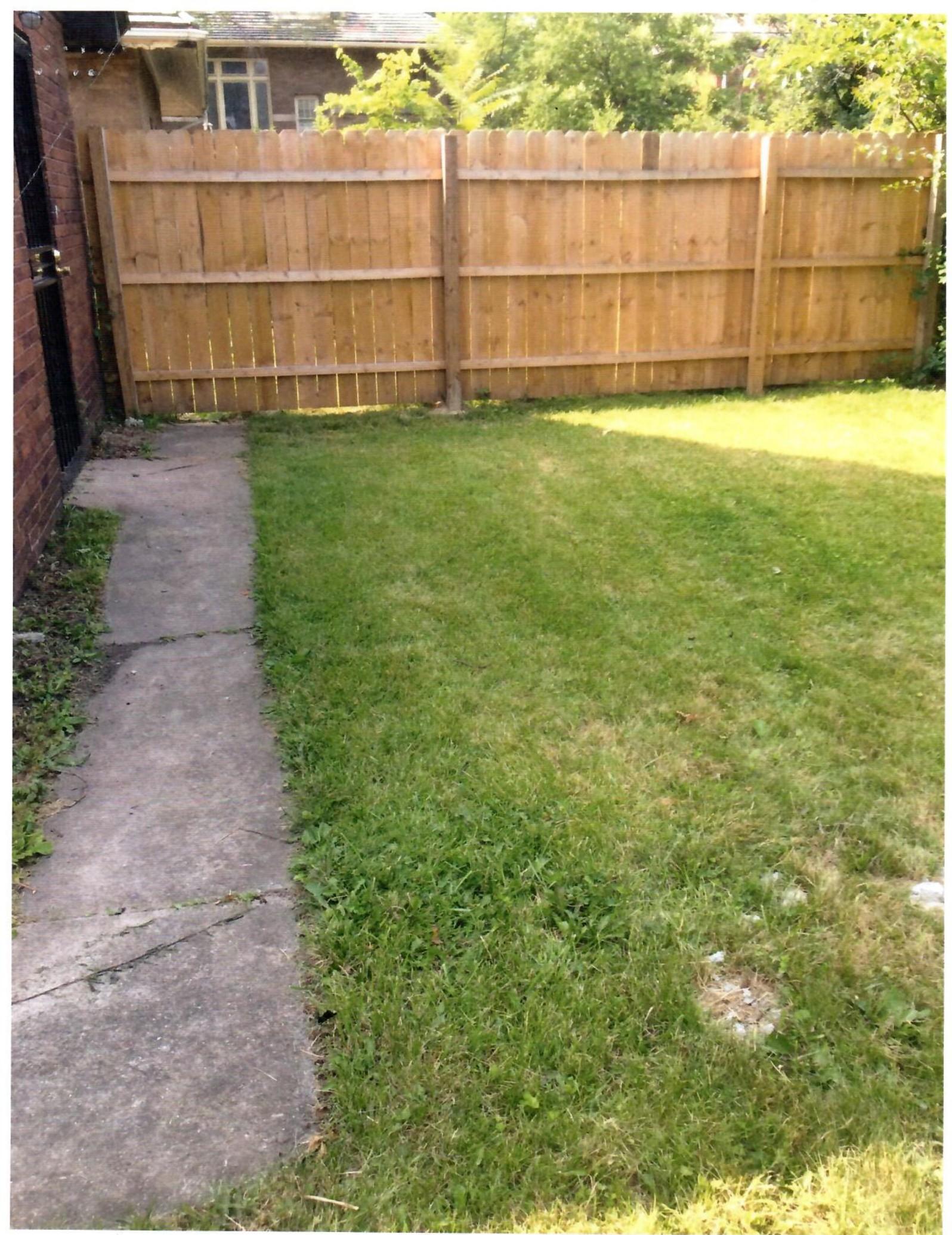
9ft
from side
door to
property line
existing
concrete

VIEW
OF
Side
door

WALK
WAY







garage
apartment
footpath



Sidewalk
leading to rear

Sidewalk
For
driveway